040.0	0004	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	662,100 / 662,100
					USE VALUE:	662,100 / 662,100
					ASSESSED:	662,100 / 662,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		AMHERST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VASIL BRUNO F
Owner 2:	
Owner 3:	
Street 1:	19 AMHERST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Wood Shingle Exterior and 1527 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	216,200	1,900	444,000	662,100
Total Card	0.103	216,200	1,900	444,000	662,100
Total Parcel	0.103	216,200	1,900	444,000	662,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 433.60 | /Parcel: 433.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	27009
GIS Ref	
GIS Ref	
Insp Date	11/07/18

!3321!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 040.0-0004-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	216,300	1900	4,500.	444,000	662,200	662,200	Year End Roll	12/18/2019
2019	101	FV	199,400	3200	4,500.	471,800	674,400	674,400	Year End Roll	1/3/2019
2018	101	FV	199,400	3200	4,500.	344,100	546,700	546,700	Year End Roll	12/20/2017
2017	101	FV	199,400	3200	4,500.	299,700	502,300	502,300	Year End Roll	1/3/2017
2016	101	FV	199,400	3200	4,500.	255,300	457,900	457,900	Year End	1/4/2016
2015	101	FV	187,800	3200	4,500.	249,800	440,800	440,800	Year End Roll	12/11/2014
2014	101	FV	187,800	3200	4,500.	205,400	396,400	396,400	Year End Roll	12/16/2013
2013	101	FV	187,800	3200	4,500.	195,400	386,400	386,400		12/13/2012

PRINT

Date	Time
12/10/20	18:36:08

LAST REV

Date	Time
09/09/19	09:43:55
apro	
3321	

USER DEFINED

Prior Id # 1:	27009
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15441-46		2/1/1984		91,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
4/15/2009	Measured	372	PATRIOT
3/5/2000	Mailer Sent		
2/29/2000	Measured	263	PATRIOT
1/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		40.3	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33762276
Const Adj.:	0.98490196
Adj $ / SQ:	171.266
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	362216
Depreciation:	145973
Depreciated Total:	216243

COMMENTS

RE-CK COND 2001, SOME RENOV IN PROG.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	

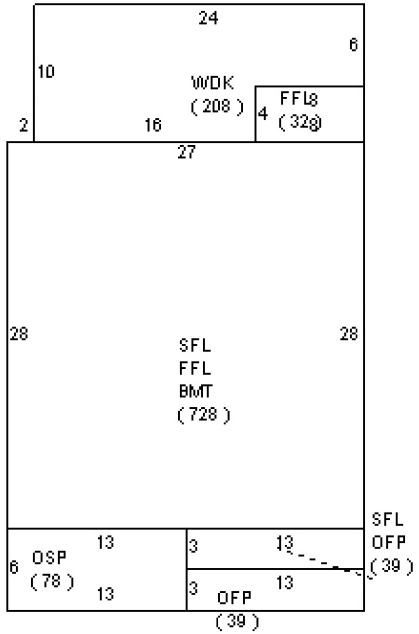
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	171.27
Special Features:	0	Val/Su Net:	82.55
Final Total:	216200	Val/Su SzAd	141.58

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	767	171.270	131,361
FFL	First Floor	760	171.270	130,162
BMT	Basement	728	51.380	37,404
WDK	Deck	208	10.640	2,214
OFP	Open Porch	78	37.090	2,893
OSP	Screen Porch	78	40.790	3,182

Net Sketched Area:	2,619	Total:	307,216
Size Ad	1527	Gross Are	2619	FinArea	1527
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

040.0-0004-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X19	A	PR	1915	28.16	T	64	101			1,900			1,900

More:	N	Total Yard Items:	1,900	Total Special Featues:		Total:	1,900

IMAGE

AssessPro Patriot Properties, Inc